085.0	0001	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	792,600 /	792,600
					USE VALUE:	792,600 /	792,600
					ASSESSED:	792,600 /	792,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
134		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MADRID JOHN R & NANCY L Y/ TRS
Owner 2:	MADRID FAMILY TRUST
Owner 3:	
Street 1:	134 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MADRID JOHN R & NANCY L Y -
Owner 2:	-
Street 1:	134 WESTMINSTER AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1754 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	392,700	900	399,000	792,600
Total Card	0.115	392,700	900	399,000	792,600
Total Parcel	0.115	392,700	900	399,000	792,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.88 | /Parcel: 451.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 085.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	392,700	900	5,000.	399,000	792,600	792,600	Year End Roll	12/18/2019
2019	101	FV	299,800	900	5,000.	393,300	694,000	694,000	Year End Roll	1/3/2019
2018	101	FV	299,800	900	5,000.	302,100	602,800	602,800	Year End Roll	12/20/2017
2017	101	FV	299,800	900	5,000.	285,000	585,700	585,700	Year End Roll	1/3/2017
2016	101	FV	299,800	900	5,000.	262,200	562,900	562,900	Year End	1/4/2016
2015	101	FV	292,900	900	5,000.	245,100	538,900	538,900	Year End Roll	12/11/2014
2014	101	FV	292,900	900	5,000.	225,700	519,500	519,500	Year End Roll	12/16/2013
2013	101	FV	292,900	900	5,000.	225,700	519,500	519,500		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6899

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MADRID JOHN R &	72190-588	1	2/1/2019	Convenience	1	No	No		
	18615-142		10/1/1987		214,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2018	1705	Insulate	3,311	C				
3/8/2001	445	Alterati	45,000	C				ATTIC TO BDRM-ADD
3/9/2000	127	Alterati	10,000					ENLARGE PORCH
5/15/1997	257		10,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2008	Meas/Inspect	336	PATRIOT
2/9/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	264	PATRIOT
7/30/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

User Acct

53284

GIS Ref

GIS Ref

Insp Date

11/24/08

!6899!

PRINT

Date	Time
12/10/20	21:36:02

LAST REV

Date	Time
03/27/19	11:34:50

danam

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	53284
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31539917
Const Adj.:	0.99980003
Adj $ / SQ:	164.392
Other Features:	104800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	482396
Depreciation:	89726
Depreciated Total:	392671

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

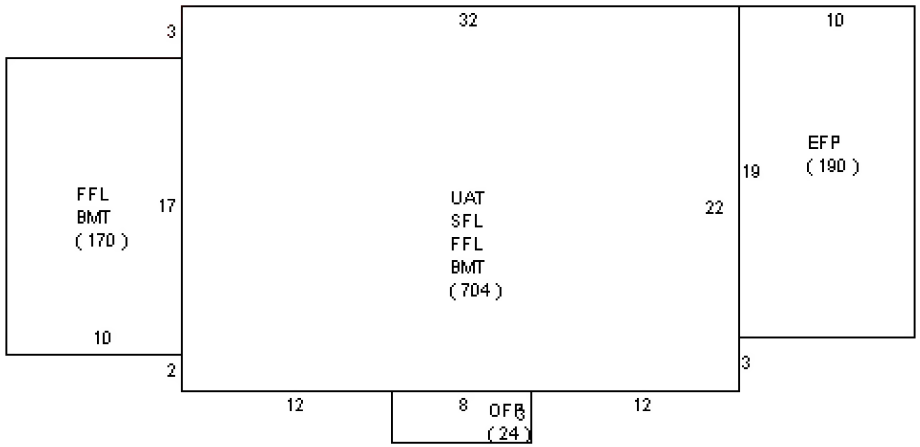
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.83
Special Features:	0	Val/Su Net:	138.18
Final Total:	392700	Val/Su SzAd	248.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	874	49.320	43,104
FFL	First Floor	874	164.390	143,679
SFL	Second Floor	704	164.390	115,732
EFP	Enclos Porch	190	41.550	7,894
UAT	Upper Attic	176	126.580	22,278
OFP	Open Porch	24	43.990	1,056

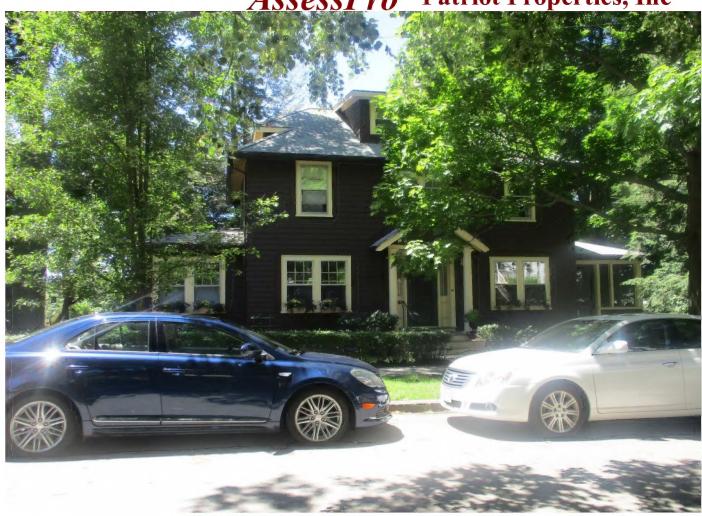
Net Sketched Area:	2,842			Total:	333,743
Size Ad	1578	Gross Are	3370	FinArea	1754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

085.0-0001-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X20	A	AV	2000	3.59	T	15.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900